

GREEN OVERVIEW

In an unprecedented effort to become environmentally sustainable, preserving both the natural and cultural uniqueness of Portland and its historic properties, Portland's Heathman Hotel, built in 1927, made significant strides in 2006, and continues their sustainability efforts today.

The upgrades and initiatives undertaken by the hotel reduce energy and natural gas costs, increase guest comfort, improve operations, increase property value, create diagnostic tools for staff, and add to the economic vitality of the travel industry and the City of Portland.

Sustainable Practices

- **Late 2006 – April 22, 2007 (Earth Day):** The Heathman Hotel and Restaurant partnered with Energy Trust of Oregon and its trade allies, Viking Energy Services and Environmental Controls, to reduce the hotel's energy costs and carbon footprint and ultimately work towards becoming an Energy Star Certified and green hotel.

The Heathman is the first hotel in downtown Portland to complete energy efficiency upgrades and receive financial incentives from Energy Trust for completed initiatives. The Energy Trust audit and certification of initiatives was completed in time for Earth Day, 2007, and the hotel was recognized again in 2008 for its commitment to sustainability and conservation efforts. The four-star, 150-room historic hotel made upgrades to its heating, ventilation and air conditioning systems for nearly six months and spent approximately \$150,000 to reduce its carbon footprint. With help from its energy service partners, Viking Energy Services and Environmental Controls, the Heathman now saves an estimated 149,941 kilowatt hours of electricity and 15,197 therms of natural gas each year. On a monthly average the hotel sees a savings of **20 percent** of the hotel's HVAC energy and natural gas costs. The Heathman Hotel views itself as a responsible leader in sustainability, particularly in the category of "historic-sustainability and preservation."

- **April 2007:** To generate more awareness, The Heathman announced a 'Go Green' guest package, which donates \$25 of every package purchased to Portland-based Friends of Trees, covering the cost of planting a tree in the city. The package also offers free parking to guests arriving in Hybrid or environmentally-friendly vehicles.

- **December 2007:** The Heathman partnered with Pacific Power, ensuring that **30 percent** of total energy usage by their guests *and* employees is renewable. The Heathman is the *only* hotel in downtown Portland participating in the Blue Sky energy program. The hotel is currently at the 30 percent renewable “Visionary” level, and no other hotel in the metropolitan area has reached the Visionary sustainable level.
- **December 2007:** The Heathman upgraded all guest room lighting to compact fluorescent bulbs and annual kilowatt-hour consumption in the guest rooms will be **reduced by 500,000 hours**. The Heathman Hotel was recognized by the Energy Trust of Oregon for its leadership on Earth Day this year for its efforts.
- **July 2008 - July 2009:** The Heathman Hotel and Ankrom Moisan Associated Architects (AMAA) teamed up to deliver a locally responsible, sustainable and efficient remodel of all 155 of the hotel’s bathrooms. The first phase of the remodel was completed sustainably and cost effectively with minimal waste. Updates to the bathroom remodel include:
 - Teak trim, mirrors, stone vanities and tubs were preserved with added touch ups to enhance quality.
 - Wood is Forest Stewardship Council (FSC) certified and adheres to all sustainable building practices and the Smartwood Rainforest Alliance.
 - Tile, installed on the walls and floor, is 40 percent recycled using the ISO 9000 certification process.
 - LED lighting was installed to bring warmth to the space while securing low-energy lighting upon guest arrival
 - New shower heads will reduce gas usage by 10 - 20 percent
 - New commodes will reduce water consumption by 50 percent
 - 95 percent of construction debris from former bathrooms was donated to Portland’s ReBuilding Center, the largest a non-profit building materials resource in North America.
- **January 2010:** The Heathman Hotel continued their guest room remodel in early 2010, and upgraded each guest room heating and cooling unit. The thermostat, heating, and cooling upgrade concluded January 2010. **The estimated savings based on the study conducted by the Energy Trust of Oregon: 11,893 Therms and 281, 930 KWH.**

- **July 2010:** The Heathman Hotel and Bluevine Design completed a sustainable soft goods remodel of the Tea Court and Hotel Library. The design and the furnishings were made from sustainable materials and featured Appian Textiles.
 - Appian employs consistent recycling practices in its warehouse facilities including actively managing recyclable waste products and recycling scrap fabrics and fibers resulting from our in-house sampling programs.
 - Appian works with its customers to optimize logistics associated with shipping requirements, cutting down on "distance goods traveled" whenever possible. We also carefully coordinate the logistics related to finishing providers in order to reduce emissions and costs.
 - Appian is an exclusive provider of Nanotex products, environmentally friendly coatings that are recyclable and (in the case of Nanoblok) antimony free. Nanotex and Nanotex + Nanoblok are MBDC certified.
 - Elements, Appian's first recycled fabric collection, combines post-industrial and post-consumer recycled materials into a beautiful blend of patterns. The fabrics contained in the collection are MBDC Silver Cradle-to-Cradle certified.
- **September 2010:** The Heathman Hotel completed a new installation of two major hot water boilers with help from Hunter Davisson and the Energy Trust of Oregon. The units will increase the hot water heating efficiency and domestic hot water efficiency by nearly 15% to 20% for half of the domestic hot water for the hotel and all publicly heated areas. **The combined estimated savings based on the study conducted by the Energy Trust of Oregon: 15,963 Therms of natural gas.**
- **November 2010:** The Heathman Hotel and teamed up with Bluevine Design completed a team member break-room and team member restroom remodel. The remodel was 95% landfill free, and nearly every item was re-used, re-purposed or re-cycled during the during the de-construction and installation phase. Updates to the team member areas included:
 - Flooring materials that contain pre consumer and post consumer recycling materials, and contain low or no VOCS.
 - Mood and eco friendly lighting with minimum wattage consumptions.
 - Repurposed building materials including the tables, glass, mirror, and countertops.
 - Highly engaged recycling during installation process including separation of *all* items for to determine recycling destination.

- **February 2011:** The Heathman Hotel was awarded Green Seal *Silver* certification! The hotel and restaurant team members worked together for over 1 year to achieve the Green Seal Silver certification. Green Seal is a non-profit organization that uses science based inspection tools and programs to empower consumers, and identify and promote sustainable companies. Green Seal certification is only achieved after a detailed inspection by a representative from Green Seal.

- **Ongoing:** Other green initiatives at the Heathman:
 - Food Composting – The Heathman Hotel is now composting over 90% of food waste generated by hotel guests. The compost is picked up by our waste hauler, turned into organic matter and used in the city park flower beds.
 - Green Seal Certified Cleaning Products – The Heathman Hotel uses Green Seal certified cleaning products in all guest rooms.
 - Recycle Soap and Shampoo – The Heathman Hotel currently diverts all gently used soap and shampoo from city landfills. The soap and shampoo is treated and recycled through a special process, and then is re-used in the city and county shelters.
 - Transportation – the Heathman subsidizes Tri-Met public transportation passes for 60 percent of its employees each month and was the first hotel to support Commissioner Sam Adams’s smart transportation bicycle commuting project by donating room nights for awareness.
 - The Heathman Hotel has hired an “energy expert” through 2010 to advise and consult on a regular basis. The certified energy expert regularly meets with Mr. Chris Erickson, the hotel’s general manager, to review the monthly energy consumption and offer advice based on hotel’s Energy Star goal. The Heathman team is on track to be the first Energy Star certified hotel in the state of Oregon.
 - Winery partnership – in all guestrooms, the Heathman offers wines from Van Duzer vineyards, one of Oregon’s sustainable and eco-friendly wineries located 60 miles from downtown Portland.
 - Recycling – the hotel recycles all paper, glass and aluminum cans on a daily basis. 80% of the hotel’s total waste volume is recycled.

- The Heathman Restaurant uses fresh local produce and food whenever possible. The French master chef, Mr. Philippe Boulot, is considered by many to be the “grandfather” of the local food movement in Portland. Boulot changes his entire menu daily based on the freshest local and sustainable ingredients.
- In partnership with American Heating and the Energy Trust of Oregon, the three remaining hot water boilers will be installed and operational by February 1, 2011. **The Energy Trust of Oregon estimates an additional savings of 4,000 Therms of natural gas a year.**

The Heathman Hotel, in an effort to promote a greater understanding, and raise awareness of sustainable practices, has taken on several additional initiatives:

Portland Parks and Recreation – Great Parks and Great Cities

The Heathman is a sponsor for the ‘Great Parks and Great Cities’ speaker series sponsored by the Portland Parks. Portland is a leader in the national movement to invigorate cities through greening the urban environment. The Heathman, along with Sustainable Life (a special section of the *Portland Tribune*) and Portland Parks are the sole, proud sponsors of these events. Sustaining great parks is essential to the economic vitality and sustainability of every great city. The Heathman is proud to be a partner and supporter of the series.

Cultural Preservation as Sustainable Practice

Mr. Stephen Galvan, the director of sales and marketing for the Heathman Hotel, nominated the city of Portland for two consecutive years for The National Trust for Historic Preservation’s Distinctive Destination award. This year (2008) the city of Portland won the prestigious award. Mayor Tom Potter recently accepted the award at a reception and thanked Mr. Galvan, the Heathman, and the city of Portland for their preservation efforts.

General Manager of Heathman “Greens” Oregon Historical Society and History Museum

Heathman Hotel general manager Chris Erickson serves on the board of directors for the Oregon Historical Society -Oregon History Museum. Through Mr. Erickson’s leadership and partnership with Energy Trust of Oregon, he has just completed an extensive energy audit. Currently the museum is in phase II as energy experts and engineers are evaluating the audit and forming a detailed ROI report. Upon completion of phase II, the museum will begin the energy upgrade process. It will be one of the first to be recognized by Energy Trust of Oregon.